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Restrictive Covenants for Wheeler Farms

Wheeler Subdivision located in the SE $\frac{1}{4}$ of Section 12, Township 4 South, Range 8 West, DeSoto County, Mississippi.

In connection with the above described subdivision, these covenants, limitations and restrictions are to run with the land and shall be binding on all parties claiming under them until August, 1982, at which time said covenants, limitations and restrictions shall be automatically extended for successive periods of 5 years, unless by vote of the majority of the then owners of the lots in this subdivision, it is agreed to change said covenants in whole or in part.

If the parties hereto, or any of them or their heirs, or assigns, shall violate any of the covenants, limitations or restrictions herein, it shall be lawful for any other person or persons owning real property in this subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant, restriction or limitation, and either to prevent him from so doing or to recover damages or other dues and effect.

Invalidation of any of these covenants, limitations or restrictions, judgment or court order, shall in no wise affect any other provisions, which remain in full force and effect.

1. All lots in this subdivision shall be known and used as residential lots. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

2. No structure shall be altered, erected, placed or permitted to remain on any residential building plot other than one single family dwelling not to exceed two stories in height, and a private garage for not more than two cars, and any out-building incidental to the residential use of the lot.

3. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in this subdivision shall at any time be used as a residence either temporarily nor shall any structure of a temporary character be used as a residence.

4. No one-story dwelling shall be constructed in this subdivision which will not meet the following ground floor area requirements, exclusive of open porches, garages and carports: 1500 square feet on any lot in said subdivision, and two-story and one and one-half story dwellings shall have a minimum ground floor area of 1000 square feet, exclusive of open porches, garages and carports.

5. Drainage and utility easements on all lots are reserved as shown on the recorded plat for drainage and utility installation and maintenance.

6. Building setbacks from all streets shall be as required by the Building Department having jurisdiction, but in every case shall be not less than 100 feet.

7. Maintenance of all drainage ditches, swales and appurtenances outside the street rights-of-way is the sole responsibility of the individual property owner.

Now, the owners of the above described property, hereby adopt and approve the above restrictive covenants.

Mrs. Verona S. Wheeler
Mrs. Verona S. Wheeler

Mrs. Jane M. Pennington
Mrs. Jane M. Pennington

Mrs. M. M. Wheeler
Mrs. M. M. Wheeler

Mrs. Mamie W. Thomas
Mrs. Mamie W. Thomas

Certificate of Survey - I hereby certify that I have surveyed the above described property, that this plat conforms with said survey and that same is true and correct.

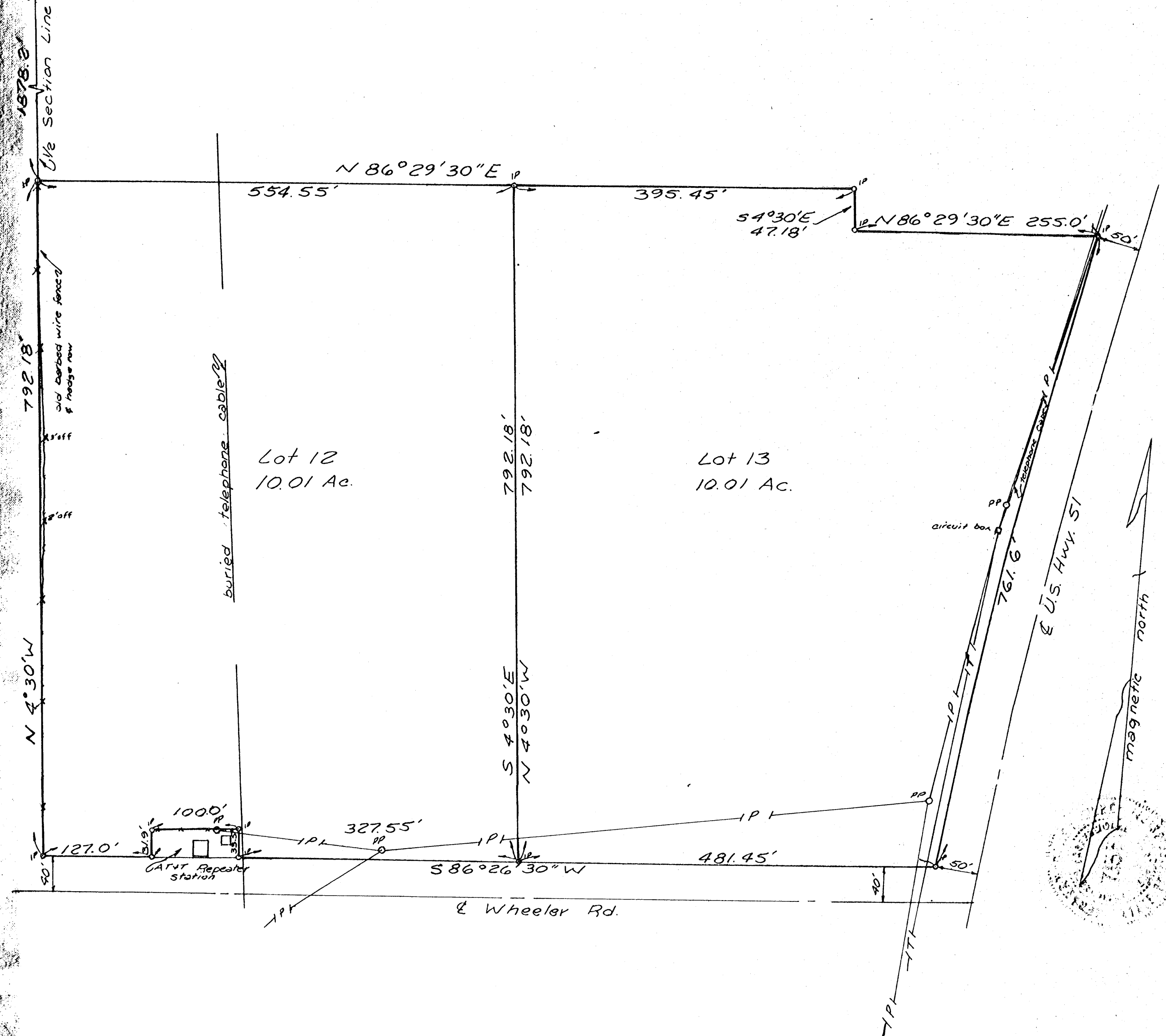
H. Carey Webb Engineer
H. Carey Webb
State Reg. No. 7133

STATE OF MISSISSIPPI
COUNTY OF DESOTO

I hereby certify that the subdivision plat shown hereon was filed for record in my office at 8:09 o'clock A.M. on the 23 day of November, 1977 and was immediately entered upon the proper indexes and duly recorded in Plat Book 16, Page 22.

H. H. Ferguson
Chancery Court Clerk

NW corner of SE $\frac{1}{4}$ of
Sec. 12, T4S, R8W



WHEELER FARMS
SECOND ADDITION
20.02 ACRES OF SECTION 12, T4S, R8W
DeSOTO COUNTY, MISSISSIPPI

100 50 0 100 200 Feet

NOVEMBER, 1977
SCALE: 1"=100'

H. CAREY WEBB
CIVIL ENGINEER

Deed regarding Lot 13 recorded in
Warranty Deed Book 183 page 505
Cause No 85-4-207